

Scottsdale Zoning Ordinance Summary

DISTRICT	TITLE	PURPOSE	DENSITY	INTENSITY OF USE		SETBACKS / YARDS	OPEN SPACE	HEIGHT	OTHER
			Maximum	F.A.R	Volume	Minimum	Min. % of Lot Area	Maximum	
C-1	Neighborhood Commercial	Provide a center for convience shopping in a residential neighborhood	N/A	80%	Not to exceed net lot X 9.6 feet	Front - 25'; 50' if abutting single-family, 25' if abutting multi-family; Side - 25' if abutting single family, 25 if abutting multifamily Rear - 50' if abutting single family, 25 if abutting multifamily	10% for 0-12' in height plus 0.4% for each foot in height above 12'	36'	
C-2	Central Business District	Provide all uses allowed in C-1 district as well as uses usually associated with the central business district and shopping facilities not ordinarily compatible with residential development	Hotels/motels/timeshares - not less than 10 guest rooms at a density of 43.56 rooms/acre; Dwellings - one per business	80%	Not to exceed net lot X 9.6 feet	Side - 50' if abutting single-family, 25' if abutting multi-family; Rear - 50' if abutting single family, 25 if abutting multifamily	10% for 0-12' in height plus 0.4% for each foot in height above 12'	36'	Multiple-family dwellings - at least 500 square feet of floor area per dwelling unit
C-3	Highway Commercial	Permit most types of commercial activities and is designed for application on major streets or portions thereof	Hotels/motels/timeshares - not less than 10 guest rooms at a density of 43.56 rooms/acre	80%	Not to exceed net lot X 9.6 feet	Side - 50' if abutting single-family, 25' if abutting multi-family; Rear - 50' if abutting single family, 25 if abutting multifamily	10% for 0-12' in height plus 0.4% for each foot in height above 12'	36'	
C-S	Regional Shopping Center	Provide for well-designed shopping facilities which serve a large regional area and should be located at the intersection of major arterial streets		80%	Not to exceed net lot X 9.6 feet	Front - 25'; 50' if abutting residential; Side - 25' if abutting residential; Rear - 50' if abutting residential	10% for 0-12' in height plus 0.4% for each foot in height above 12'	36'	Aggregate area of all buildings shall not exceed 25% of lot area
PCC	Planned Community Center	Provide a larger variety of goods than is normally found in a typical neighborhood shopping center	Residential - 4 du/gross acre	30%	Not to exceed net lot X 6 feet	Front - 35% of net lot area shall be frontage open space; Side and Rear - 80' if abutting residential district	15% for 0-12' in height plus 0.4% for each foot in height above 12'	36'	Lot area (gross) shall not be less than 15 acres or more than 30 acres
PCoC	Planned Convenience Center	Provide basic convenience goods and services within walking distance of nearby residences	Residential density shall not exceed 4 dwellings/acre	20%	Not to exceed net lot X 3 feet	Front - no closer than any building existing within 100' of proposed; Side and Rear - no distance less than the height of proposed building if adjacent to residential districts	a) 24% for 0-12' in height plus 0.4% for each foot in height above 12'; b) minimum 1 percent of net lot area devoted to people oriented open space; c) minimum one-half of open space required as frontage open space	24'	Net land area on which project is placed shall not exceed 1 acre
PNC	Planned Neighborhood Center	Provide a hub of activity and a focal point for a given neighborhood; provide a mix of day and night time activities to accommodate the daily needs of the surrounding neighborhood	Residential density shall not exceed 4 dwellings/acre	30%	Not to exceed net lot X 5 feet	Front - 25% of net lot area shall be frontage open space; Side and Rear - 50' if abutting residential district plus 2 feet setback for every foot of building height above 36	15% for 0-12' in height plus 0.5% for each foot in height above 12'	36'	Minimum property size = 4 acres; Maximum property size = 10 acres
PRC	Planned Regional Center	Provide for a broad variety of general merchandise, and services in full depth and variety within a planned commercial center; may include office and residential uses carefully interrelated by design	Hotels/motels - 21.78 rooms/gross acre; Dwellings - 21.78 du/gross acre	80%	Not to exceed net lot X 16 feet	Front - 25% of net lot area shall be frontage open space; Side and Rear - 80' if abutting residential district	10% for 0-12' in height plus 0.4% for each foot in height above 12'	60'	Lot area shall not be less than 25 acres
C-4	General Commercial	Serves as the location for the heaviest type of activities found in the city, including warehousing, wholesaling and light manufacturing	N/A	80%	Not to exceed net lot X 9.6 feet	Side - 50' if abutting single-family, 25' if abutting multi-family; Rear - 50' if abutting single family, 25 if abutting multifamily	10% for 0-12' in height plus 0.4% for each foot in height above 12'	36'	

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District	Title	Purpose	Density	Intensity of Use		Setbacks / Yards	Open Space	Height	Other
			Maximum	F.A.R	Volume	Minimum	Min. % of Lot Area	Maximum	
C-O	Commercial Office	Provide an environment desirable for and conducive to development of office and related uses adjacent to the central business district or other major commercial cores	N/A	60%	Not to exceed net lot X 7.2 feet	Front - none unless parking between building and street where 35' required; Side - 50' if abutting single-family, 25' if abutting multiple-family; Rear - 50' if abutting single-family, 25' if abutting multiple-family	a) 15% for 0-12' in height plus 0.5% of total site for each foot in height over 12 feet; b) minimum of half of requirement must be frontage open space	36' except 24' within 100' of residential district	Walls - 8'; 3' in required frontage open space
I-1	Industrial Park	Promote the development of employment and aeronautical activities in an attractive, landscaped industrial park	N/A	60%	Not to exceed net lot X 9 feet	Front - 50' from any street; Side and Rear - 30' abutting any residential district	10% for 0-12' in height plus 0.4% for each foot in height above 12'	36'	Aggregate sum of all buildings shall not exceed 50% of lot area
I-G	Garden Industrial	Provide for administrative, professional, research and specialized manufacturing activities at a low intensity	Aggregate sum of all buildings shall not exceed 50% of lot area	60%	Not to exceed net lot X 7.2 feet	Front - 12% of net lot area shall be frontage open space; Side and Rear - 50' if abutting R1 district and 25' if abutting multifamily district	24% of total lot area	No more than 2/3 of roof area can exceed 18' with max of total of 24'	Lighting - 6' or less within 200' of any R1 district
PCP	Planned Commerce Park	Promote, encourage, and accommodate innovatively designed and master-planned major developments around an office employment core	Residential - 23 du/gross acre	80%	N/A	Front - 40' for 0-38' in height plus 2' additional for each foot in height above 38'; Side and Rear - 60' (30' for adjacent non-residential) for 0-38' in height plus 2' (1' for adjacent non-residential) additional for each foot in height above 38'	20% for 0-38' in height plus 0.4% for each foot in height above 38'	56' with average height of 38'; height not to exceed 38' within 300' feet of residential	Must occupy a minimum of 15 contiguous acres; Maximum lot coverage of 65% of net lot area up to 38 feet of building height; for every 2 feet increase in building height, lot coverage reduced by 1%
S-R	Service Residential	Provide administrative, clerical, and professional offices of a residential scale and character, to serve nearby residential and commercial areas and the community as a whole	3,500 square feet gross land area for each residential dwelling; 12.45 du/gross acre	N/A	N/A	15' when abutting R1, R2, R3, R4, R4-R, or M-H district, 0' or 10' abutting other districts	Density-based uses - 36% of lot area, Non-density-based uses - 24%	18'	
S-S	Support Services District	To provide space for land intensive or low margin service and retail operations	N/A	80%	Not to exceed net lot X 9.6 feet	Front - 20' from any street,	a) 5% for 0-12' in height plus 0.4% for each foot in height above 12'; b) all open space shall be frontage open space	36'	
COS	Conservation Open Space	Protect and conserve significant natural and visual resources in the city	N/A	N/A	N/A	None	40' minimum width and 4,000 sq. ft. minimum contiguous area	N/A	Areas disturbed by construction must be revegetated

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HC	Hillside Conservation Area	Conserve mountains and protect their surrounding hillsides as permanent natural open space	N/A	N/A	N/A	None	Contained by the "no development" line	N/A	No grading, filling, clearing or excavation of any kind allowed
O-S	Open Space	Provide for land uses in areas generally subject to inundation	N/A	N/A	N/A	From Buildings - 30'; Streets - 25'	N/A	24'	
P-1	Auto Parking - Limited	Provide necessary off-street parking in appropriate locations for nonresidential uses	N/A	N/A	N/A	N/A	N/A	N/A	Masonry wall or landscaping required adjacent residential districts
P-2	Auto Parking	Provide off-street parking	N/A	N/A	N/A	N/A	N/A	35'	
SC	Special Campus	Protection of the environment with the provision of unique land uses such as cultural, educational, medical, and recreational uses, among others	N/A	60%		Varying buffer zones and setback distances based on adjacent land use category	Varies depending on use on and adjacent to property	38'	
WP	Western Theme Park	Provide for major western theme park recreational uses while providing open space areas to adequately buffer district from residential districts	Resorts - shall not have less than 10 guest rooms/dwelling units with a maximum density of 43.56 rooms/acre within the area master planned for resort use	8%	Not to exceed net lot X .96 feet	Front - minimum of 1/2 of open space requirement shall be frontage open space; Side and Rear - 300' if abutting residential districts	10% of net lot area minimum	36'	Minimum size of 160 gross acres
ESL	Environmentally Sensitive Lands	Identify and protect environmentally sensetive lands in the city	Limited densities apply to sites within the Hillside Landform on slopes steeper than 15%	N/A	N/A	Underlying zoning	Varies dependent on landform type and slope percentage	Underlying zoning; maximum in all single-family R1 districts is 24'	Special circumstances apply to protected peaks and ridges, boulder features and Natural Area Open Space
F-O	Foothills Overlay	Preserve the rural desert character of low density lands not generally within subdivisions	Dependent on underlying zoning	N/A	N/A	Underlying zoning	Underlying zoning	24'	Restrictions on the maximum permitted percent of enclosure of net lot area by walls, fences, hedges, accessory buildings, etc.
HD	Hillside District	Conserve mountains and protect their surrounding hillsides	Varies dependent on underlying zoning	N/A	N/A	Varies dependent on underlying zoning	Varies dependent on slope percentage	30'	
HP	Historic Property	Protect and enhance the cultural, historical, social or archaeological heritage of the City	Dependent on underlying zoning	Underlying zoning	Underlying zoning	Dependent on underlying zoning	Underlying zoning	Underlying zoning	
P-3	Parking District	Provide parking credits to create mixture of common uses vital to an urban setting	N/A	100%	Not to exceed net lot X 12 feet	Requirements of attached district unless P-1 or P-2 district lies between the residential district and P-3 district	N/A	18' within 100' of single-family residential district	Parking credited at rate of 1 space per three hundred sq. ft. of net lot area zoned P-3

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P-4	Parking District	Encourage a reduction in parking requirements for large scale developments	N/A	N/A	N/A	N/A	N/A	N/A	Projected development must have a floor area of over 50,000 sq. ft.
P-C	Planned Community	Encourage the development of large tracts of land under unified ownership or control	Property development standards of the comparable zoning district	N/A	N/A	Underlying zoning	Underlying zoning	Underlying zoning	
PRD	Planned Residential Development	Permit greater flexibility in design of residential neighborhoods	Dependent on underlying zoning and application of factors	N/A	N/A	At least as much as required by adjacent district(s) on perimeter	Determined by Development Plan	30'	Less than 320 acres
R1-190	Single-Family Residential	Low density single family neighborhood uses (minimum 190,000 sq. ft. lot)	1 single-family dwelling unit per lot	N/A	N/A	Front - 60'; 30';Side - 60'; Rear - 60'	N/A	30'	Walls - 8' or 12' if setback 60'; 3' in front yard
R1-130	Single-Family Residential	Low density single family neighborhood uses (minimum 130,000 sq. ft. lot)	1 single-family dwelling unit per lot	N/A	N/A	Front - 60'; 30';Side - 60'; Rear - 60'	N/A	30'	Walls - 8' or 12' if setback 60'; 3' in front yard
R1-70	Single-Family Residential	Low density single family neighborhood uses (minimum 70,000 sq. ft. lot)	1 single-family dwelling unit per lot	N/A	N/A	Front - 60'; 30';Side - 60'; Rear - 60'	N/A	30'	Walls - 8' or 12' if setback 60'; 3' in front yard
R1-43	Single-Family Residential	Low density single family neighborhood uses (minimum 43,000 sq. ft. lot)	1 single-family dwelling unit per lot	N/A	N/A	Front - 40'; 20';Side - 35'; Rear - 35'	N/A	30'	Walls - 8' or 12' if setback 60'; 3' in front yard
R1-35	Single-Family Residential	Low density single family neighborhood uses (minimum 35,000 sq. ft. lot)	1 single-family dwelling unit per lot	N/A	N/A	Front - 40'; 15';Side - 35'; Rear - 35'	N/A	30'	Walls - 8'; 3' in front yard
R1-18	Single-Family Residential	Promote and preserve residential neighborhoods (minimum 18,000 sq. ft. lot)	1 single-family dwelling unit per lot	N/A	N/A	Front - 35'; 10';Side - 30'; Rear - 30'	N/A	30'	Walls - 8'; 3' in front yard
R1-10	Single-Family Residential	Promote and preserve residential neighborhoods while allowing for a higher density of population (minimum 10,000 sq. ft. lot)	1 single-family dwelling unit per lot	N/A	N/A	Front - 30'; 7';Side - 25'; Rear - 25'	N/A	30'	Walls - 8'; 3' in front yard
R1-7	Single-Family Residential	Promote and preserve urban single-family residential neighborhoods (minimum 7,000 sq. ft. lot)	1 single-family dwelling unit per lot	N/A	N/A	Front - 20'; 5' with 14' aggregate; Side - 25'; Rear - 25'	N/A	30'	Walls - 8'; 6' in front yard with conditions
R1-5	Single-Family Residential	Promote and preserve urban single-family residential neighborhoods with patio home style developments (minimum 4,700 sq. ft. lot)	1 single-family dwelling unit per lot	N/A	N/A	Front - 15'; with 10' aggregate; Side - 0'; Rear - 15' to 25' depending on adjacent zoning	N/A	30'	Walls - 8'; 6' in front yard with conditions
M-H	Manufactured Home	Provide for the development of manufactured home parks at standards consistent with other residential districts	1 manufactured home per each manufactured home space	N/A	N/A	Front - 15'; 5' with 10' aggregate; Side - 10'; Perimeter - 20' from property line of manufactured home park	None except for churches in district in which 24% of total lot area	30'	Walls - 6'; 3' in front yard
R-2	Two-Family Residential	Intended to permit two-family dwellings (minimum 8,000 sq. ft. lot)	1 single-family or 1 two-family dwelling unit per lot	N/A	N/A	Front - 20'; 5' with 14' aggregate; Side - 30'; Rear - 30'	N/A	30'	Walls - 6'; 3' in front yard

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			Maximum	F.A.R	Volume	Minimum	Min. % of Lot Area	Maximum	
R-3	Medium Density Residential	Fulfill the need for medium density residential neighborhoods allowing for a variety of housing types	12.93 du/gross acre	N/A	N/A	15' if abutting residential districts; 0' if any other than residential	a) 36% of total net lot area; b) minimum of 12% of net lot area provided as frontage open space	30' with one story limit near single-family residential possible	Walls - 8'; 3' in required frontage open space
R-4	Townhouse Residential	Medium density residential neighborhoods with individual ownership with enclosed yards	8.31 du/gross acre	N/A	N/A	15' with additional depth of 10' for each additional story over first	10% of total gross land	30' with one story limit near single-family residential possible	Walls - 8'; 3' in required frontage open space
R-4R	Resort/Townhouse Residential	Primarily for self-contained resort accommodations which include recreational amenities and services customarily furnished at hotels as well as medium density residential neighborhoods	Resorts - 10.62 rooms/gross acre; Residential - 7.54 du/gross acre	N/A	N/A	30' except where abutting R1-* districts; 20' applies elsewhere	N/A	35' with maximum one story in height within 100' of residential, 50' for non-residential	Walls - 8'; 3' in required 100' yard along street frontages and next to R1-* districts; 50' elsewhere for residential uses
R-5	Multiple-Family Residential	Provide for development of multiple-family residential neighborhoods as well as hotel and healthcare facilities	23 du/groos acre	N/A	N/A	15' except where abutting districts other than R-1 where no setback applies	Varies based on dwelling units or rooms per acre	36' with maximum one story in height within 50' of residential	Walls - 8'; 3' in required frontage open space
D	Downtown	Preserve the historic character of the downtown area while promoting new development and employment opportunities.	Varies dependent on area type	Varies on area type and bonus	N/A	Varies dependent on area type	Varies dependent on area type	Varies dependent on area type and bonuses	
P*	Pedestrian Overlay	Augment site development standards and land use regulations in order to to obtain and preserve the compact character of certain pedestrain-oriented areas	Same as Downtown district	Same as Downto n	N/A	Same as Downtown district with the exception of buildings with frontage on local streets 12' minimum, on major streets 10' minimum	Sames as Downtown district	Same as Downtown district	At least 2/3 of the width of each frontage shall consist of openings or clear glass windows
PBD*	Planned Block Development Overlay	Capitalize on additional opportunities offered at larger scales of development	Same as Downtown district; allowable floor area may be transferred between parcels within the same subdistrict in a PBD overaly district	Same as Downto n	N/A	Same as Downtown district; site development standards may be modified with an approved development plan	Same as Downtown district; site development standards may be modified with an approved development plan	Same as Downtown district	Minimum size of 60,000 sq. ft. contiguous land area is RS subdistrict, 100,000 in all others

* Overlays within the Downtown district